



DISTRICT 6 PLAN IMPLEMENTATION COMMITTEE MEETING

Monday, August 17, 2015 -- 5:30 p.m. to 7:00 p.m.

Woodward Park Library Meeting Room

944 East Perrin Avenue, Fresno, CA 93720

(This is the meeting room located just inside the Library building's main entrance doors.)

AGENDA

1. **ROLL CALL**
2. **APPROVAL OF ACTION AGENDA FROM PRIOR MEETING**
4. **PROJECT REVIEW – CONTINUED MATTERS**
 - a. Follow-up on Plan Amendment No. A-15-01, General Plan “clean-up” amending land use designations; specifically, the Line 33 item, relating to a change in land use designation for 18.52 acres at the northwest corner of Chestnut and Alluvial Avenues (APN 404-071-45), which was requested to be re-designated from Residential/Medium Density land use to Residential/ Medium High Density land use. The Council District 6 Plan Implementation Committee’s recommendation, subsequently adopted by the City Council, was to deny this request until there was a development plan for the property. The applicant has questioned this Committee recommendation (after the fact) because a conceptual development plan had been submitted.
 - b. Draft Development Code status report and review of responses to The Council District 6 Plan Implementation Committee’s comments on the March 31, 2015 draft of the Development Code. The revised draft of the Development Code is currently scheduled for Planning Commission consideration in mid-September with a subsequent City Council and a final Council vote tentatively scheduled for the week after the Council workshop. The Committee’s final recommendation is requested by DARM Advanced Planning staff in advance of the Planning Commission vote on the final Development Code.
5. **PROJECT REVIEW – NEW MATTERS**
 - a. **Conditional Use Permit Application (CUP) No. C-15-080** was filed by architect Robert Vermeltoort, on behalf of property owners Don R. and Deborah Christensen. The CUP application and pertains to 9111 North Maple Avenue, two parcels comprising 5.54 acres of property located on the west side of North Maple Avenue between East Morning Star Lane and East Shepherd Avenue (APNs 567-030-13 and -14). The applicant proposes to remove two existing residential buildings to construct an 80-unit a gated multiple-family residential development consisting of five two-story buildings with a mix of one-, two-, and three-bedroom apartments, approximately 96 detached garages, and a 3,129± square-foot single-story recreation building with outdoor swimming pool and spa. The property is planned for Employment/Office land use in the Fresno General Plan and Woodward Park Community Plan, but has existing C-P/UGM (*Administrative and Professional Office/Urban Growth Management*) zoning which permits multi-family development.

- b. **CUP Application No. C-15-104** was filed by Ron Marlette of Marlette Associates on behalf of property owner Russell Smith and subsequent tenant George Brown Fitness, to establish at 1460 East Champlain Avenue a 45,579 square foot private fitness club with portions of the building approximately 38 feet in height (the proposed use, and any building over 35 feet in height, both require a CUP in the C-P/*Administrative and Professional Office* Zone District). The application pertains to two parcels (APNs 567-030-71 and -76) comprising 5.8 acres, located east of the intersection of E. Champlain Ave. and North Hickory Hill Drive. The fitness center is proposed to be open 24 hours per day Monday through Thursday, from 6 a.m. until 11 p.m. on Friday, and from 6 a.m. to 9 p.m. on weekends, with an anticipated 2,000 member visits per day. The property is planned for the Community Commercial land use in the Fresno General Plan and Woodward Park Community Plan and is zoned C-P/UGM/cz (*Administrative and Professional Office/Urban Growth Management/conditions of zoning*).

- c. **Alcoholic Beverage CUP (ABCUP) Application No. C-15-110**, filed by Hermender Bedi of Indian Kabob Restaurant and pertains to 1552 East Champlain Drive Suite 103, a 5,180 square-foot tenant space within the 11.08-acre Via Montana shopping center located on the northeast corner of East Shepherd Avenue and East Champlain Drive. The applicant requests authorization to establish a State of California Alcoholic Beverage Control alcohol license Type 47 (*Restaurant – sale of beer, wine, and distilled spirits for consumption on the licensed premises*) for the Indian Kebab Palace Restaurant. The property is planned for Community Commercial use in the Fresno General Plan and Woodward Park Community Plan and is zoned C-1/UGM/cz (*Neighborhood Shopping Center/Urban Growth Management/ conditions of zoning*). The premises is located in Fresno County Census Tract No. 55.16, which is authorized for 4 on-sale (restaurant) licenses. Currently, there are 12 existing on-sale licenses in this Census Tract, therefore a finding of Public Necessity and Convenience is required due to overconcentration.

5. UNSCHEDULED MATTERS

Unscheduled matters are items added to the agenda without the required 72-hour legal notice requirement. These items may be discussed but official action may not be taken until legal notices are given as required by law.

6. INFORMATIONAL ITEMS

7. ADJOURNMENT

**BELOW IS THE LINK TO THE FULL AGENDA MATERIALS IN PDF FORMAT
(good for at least 72 hours after August 13, 2015):**

<http://m3.fresno.gov/upload/files/24200183/full20150817AgendaCouncilID.6Comte.pdf>